

Chapter 3
HOUSING ELEMENT
4/2006

GOAL 1:	Gulf County shall ensure the opportunity for safe and affordable housing for current and future residents through implementation of the Comprehensive Plan.
OBJECTIVE 1.1:	Gulf County will provide opportunities for adequate and affordable housing for existing and future populations including households with special needs by implementing Policies 1.1.1 through 1.1.3.
POLICY 1.1.1:	Gulf County will use the Florida Building Code and Land Development Regulations to regulate the permitting processes and make any changes necessary to improve the public and private housing delivery processes.
POLICY 1.1.2:	The Land Development Regulations and Subdivision Ordinance shall detail the procedures whereby the provision of facilities and services necessary to serve proposed developments at the adopted level of service standards is confirmed prior to the issuance of development orders and permits.
POLICY 1.1.3:	Whenever possible, the County will utilize Federal, State, and local subsidy programs to provide adequate housing consistent with the County SHIP Program.
POLICY 1.1.4:	To ensure the provision of housing with supporting infrastructure, Gulf County will require the permissibility of individual water wells and septic tanks prior to the issuance of building permits and will enforce its subdivision regulations regarding the provision of roadways.

POLICY 1.1.5:	To ensure that adequate sites are provided for very low, low and moderate income housing and for mobile homes, Gulf County will continue to implement Land Development Regulations which include provisions for reduced lot sizes to provide for affordable housing alternatives; do not exclude mobile homes from all residential land use categories; and do not exclude homes with low square footage to encourage affordable housing.
POLICY 1.1.6:	To ensure that adequate sites for group homes and foster care facilities are provided for, Gulf County will not exclude group homes and foster care facilities from residential areas while maintaining the character and safety of the neighborhood; and which address units other than those composed of blood relatives when defining the term “family”.
POLICY 1.1.7:	In implementing Policy 1.1.6, it is the intent of Gulf County not to permit these facilities in the Coastal High Hazard Area that requires evacuations for Tropical Storms and Category I Hurricanes.
OBJECTIVE 1.2:	Gulf County will seek to eliminate substandard housing conditions and encourage the structural and aesthetic improvement of existing housing by implementing these policies and enforcing the Florida Building Code and Land Development Regulations.
POLICY 1.2.1:	The County will enforce its housing code requirements to ensure that quality of housing and stabilization of neighborhoods is adequately addressed.
OBJECTIVE 1.3:	Gulf County will ensure that adequate sites for low and moderate income housing and mobile home sites are available to meet the demand of the existing and future population of the County.
POLICY 1.3.1:	Gulf County will promote the location of very low, low and moderate income housing, mobile home sites, and households with special needs, in the residential land uses within the County.

OBJECTIVE 1.4:	Group homes and foster care facilities will not be excluded from establishment within residential neighborhoods, provided that the residential nature of the neighborhood is maintained or upgraded and that such inclusion would not affect the safety of the residents or place residents of such facilities at risk.
POLICY 1.4.1:	Gulf County will allow the location of group homes and foster care facilities within the residential land uses in the County. These criteria for location will seek to foster non-discrimination and encourage development of community residential alternatives to institutionalization while maintaining the character and quality of established neighborhoods.
OBJECTIVE 1.5:	Gulf County will implement the County SHIP program for housing conservation, rehabilitation, down payment assistance or demolition as local conditions dictate.
POLICY 1.5.1:	The County's SHIP program for the conservation, rehabilitation, or demolition of housing will be implemented to extend the useful life of the existing housing stock and stabilize or improve existing neighborhoods.
POLICY 1.5.2:	The County will partner with the Community Housing Coalition through the SHIP program to maintain the existing low income housing.
OBJECTIVE 1.6:	Historically significant housing inventories identified in Gulf County will be included in updates to the Housing Element of the Comprehensive Plan.
POLICY 1.6.1:	Gulf County will continue to coordinate with the Department of State, to ensure the preservation of historic resources identified within the County.

POLICY 1.6.2:	<p>To provide for the protection of historically significant housing, Gulf County will:</p> <ol style="list-style-type: none"> 1. identify potentially historically significant housing by implementing the adopted Land Development Regulations, requiring review of existing structures during redevelopment plans; 2. contact the Grants and Education Section of the State Department of Historic Preservation regarding grant monies available for identifying and evaluating significant historic resources; and 3. update the County's Historic Resources Map using information from the Florida Master Site File. 4. work with historical organizations to preserve Gulf County's historical resources
OBJECTIVE 1.7:	Provisions will be made for relocation housing for persons displaced by local government programs and projects.
POLICY 1.7.1:	All plans for public programs and projects which would involve the displacement of residents must include a housing relocation plan which contains provisions for interim or permanent housing for persons being displaced.
OBJECTIVE 1.8:	Through the Comprehensive Plan monitoring and evaluation process, the County will periodically review it's role in the provision of housing and will develop housing implementation programs should the need arise.
POLICY 1.8.1:	The County will encourage coordination between local government and private non-profit groups involved in the provision of housing through the establishment of advisory groups as housing related issues arise.